505 sent 7/11/2024

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Ocean Bluff Way Residential Project; **Location:** 501 Ocean Bluff Way, Encinitas, California**;** (APNs) 258-141-23, 258-141-24, 258-141-25, and 258-141-26 (refer to Figure 1); **Project Applicant:** Rincon Homes; **Project Case Number:** Case Nos. MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023, CPP-006447-2023

Acting as the Lead Agency in accordance with the California Environmental Quality Act (CEQA) the Development Services Department of the City of Encinitas is issuing this Notice of Preparation for the proposed Ocean Bluff Residential project located at 501 Ocean Bluff Way, in the Old Encinitas community of Encinitas.

A Draft Environmental Impact Report (EIR) will be prepared to evaluate the potential environmental effects of the proposed project. The EIR will identify any potentially significant impacts, propose feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any of the project's significant impacts.

It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, air quality, biological resources, cultural resources (archaeology and paleontological resources), land use and planning, noise and vibration, transportation, and tribal cultural resources. All other topics identified in Appendix G to the CEQA Guidelines would be addressed in accordance with CEQA Guidelines Section 15128. Other required sections of CEQA will be addressed including cumulative impacts and project alternatives.

For purposes of this notice, the City of Encinitas is soliciting the views of public agencies and other interested parties regarding the scope and content of the Draft EIR for the project. Please send your comments no later than **August 12, 2024, at 5:00 p.m.** to **Esteban Danna, Senior Planner, Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via e-mail to edanna@encinitasca.gov.** Additional information about the proposed project may be obtained on the city's website at: https://portal.encinitasca.gov/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments under "Environmental Notices". This Notice of Preparation can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007).

Project Description

The project includes the subdivision of four lots into 27 lots using State Density Bonus Law, the grading and construction of 27 single-family residential dwelling units (24 market-rate units and 3 affordable housing units), as well as the construction of a private road, and associated utility, drainage, and stormwater improvements. The project requests waivers as permitted under the State's Density Bonus Law. The development of the project would require the demolition of three wireless telecommunications antenna facilities that are present on the project site. The northern and eastern portions of the project site adjacent to Encinitas Boulevard are characterized by 30- to 50-foot-tall slopes and would not be developed as part of the project. Development would occur on approximately 4.5 acres of the 7.2 project site.

The project requires approval of a Tentative Map, Density Bonus, Design Review Permit, and Coastal Development Permit by the City of Encinitas Development Services Department.

Additional information regarding the project, including project plans, may be viewed on the City's website at: https://portal.encinitasca.gov/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments

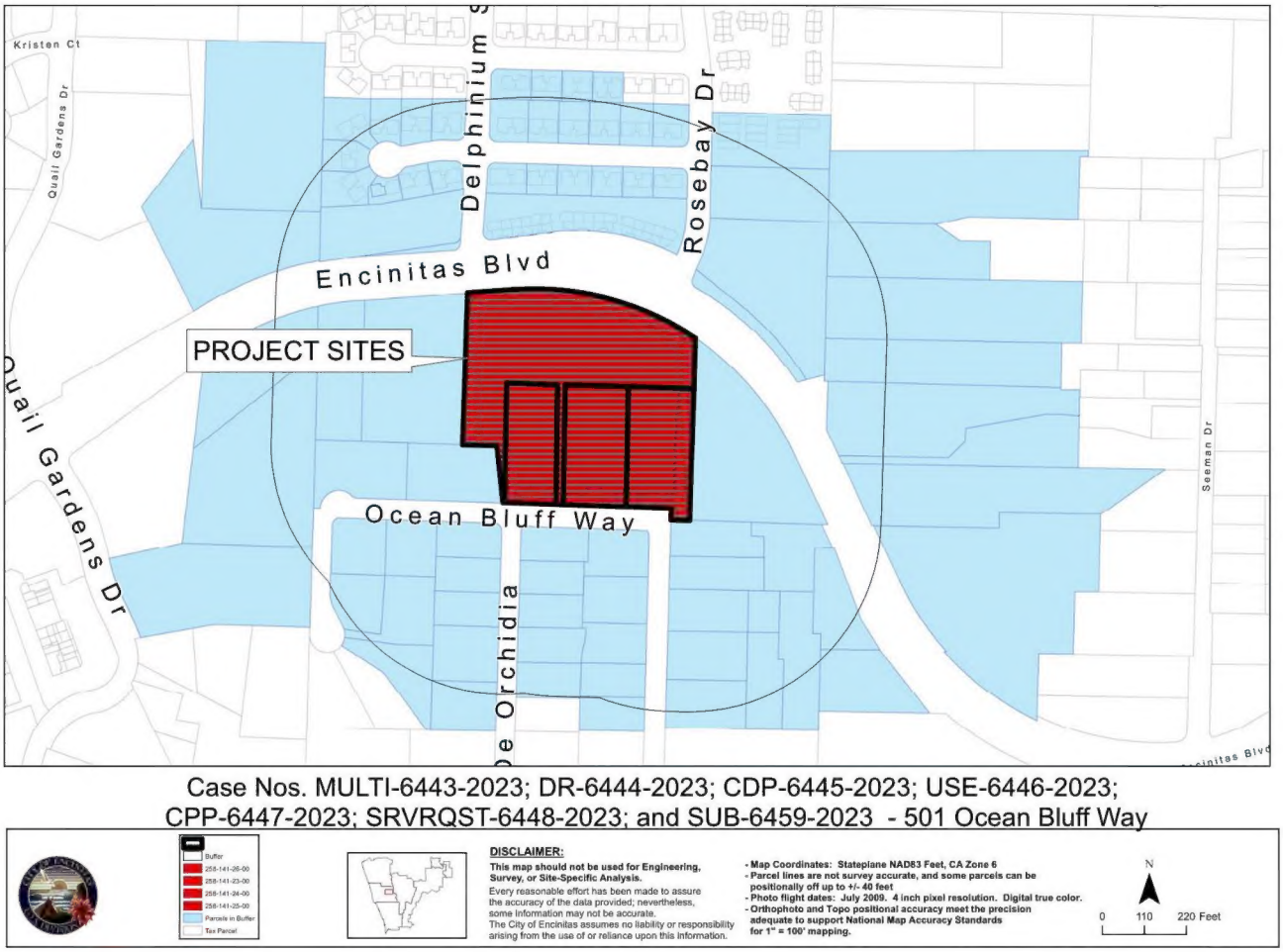
For additional information, please contact Esteban Danna, at 760-633-2692 or by email at edanna@encinitasca.gov.

Environmental Impact Report Process

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process with **State Agencies, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons**. The City of Encinitas contemplates further agency and public input as the project proceeds through the City's environmental review process. During this process and before public circulation of the Draft EIR, the City anticipates some changes or additions to the project, its description, and probable impacts in response to this Notice of Preparation, and ongoing City staff input as it independently reviews the project application and supporting documents. The iterative process is a necessary part of the City's EIR review process. However, the City does not anticipate circulating any new or revised Notices of Preparation for the project provided the project-related changes or additions do not trigger substantial changes in the project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft EIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the project and its probable environmental impacts when submitting public comments on the Draft EIR. Those comments will also be the subject of written responses included in the Final EIR.

.
.

Figure 1



Case Nos. MULTI-6443-2023; DR-6444-2023; CDP-6445-2023; USE-6446-2023; CPP-6447-2023; SRVRQST-6448-2023; and SUB-6459-2023 - 501 Ocean Bluff Way